



City of El Paso – City Plan Commission Staff Report

(REVISED)

Case No: SUSU14-00103 – Tierra Del Este #67 Replat A
Application Type: Resubdivision Combination
CPC Hearing Date: November 20, 2014
Staff Planner: Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov
Location: South of Edgemere and East of John Hayes
Acreage: 0.1414 acres
Rep District: 5
Existing Use: Single-family dwelling
Existing Zoning: R-5/ (Residential)
Proposed Zoning: R-5 (Residential)
Nearest Park: Adjacent to Tierra Vista Park
Nearest School: James P. Butler Elementary School (0.85 mile)
Park Fees Required: N/A
Impact Fee Area: N/A
Property Owner: Carefree Homes II
Applicant: Carefree Homes II
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: R-5 / Residential Development
South: R-5 / Residential Development
East: R-5 / Residential Development
West: R-5 / Park

PLAN EL PASO DESIGNATION: G-4 Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to resubdivide one residential lot. The applicant has constructed a home that encroaches onto a 10' utility easement. With this application, the applicant is requesting to vacate the subject easement, dedicated by the original Tierra Del Este #67 plat, in order to fix the encroachment. This development was reviewed under the current subdivision code.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 200 feet of the subject property and within the original subdivision on November 10, 2014. The Planning Division did not receive any phone calls or letters in support or in opposition to the request.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** Tierra Del Este Unit Sixty Seven Replat A on a Resubdivision Combination basis, subject to the following comments:

PLANNING DIVISION:

Approval.

EPWU:

We have reviewed the above referenced subdivision and provide the following comments:

EPWU-PSB Comments

Water and sanitary sewer mains exist along Oldenberg Court and along the twenty (20) foot wide Right-of-Way (Alley) fronting the subject Property.

As per EPWU-PSB Records, no water or sanitary sewer mains exist within the ten (10) foot wide Utility Easement situated within the subject Property and immediately north of Oldenberg Court.

EPWU-PSB does not object to this request.

Park and Recreation Department:

We have reviewed **Tierra Del Este Sixty Seven Replat "A"**, a resubdivision combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision density is not being increased, as evidenced by the original subdivision and replat, therefore meeting the requirements to be excluded from the calculation for parkland dedication as per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 – Parks & Open Space** as noted below.

Section 19.20.060 - Exclusions from dedication requirement.

Exclusions. The following shall be excluded from the calculation for parkland dedication. In all instances, the **burden of proof shall be on the subdivider** to demonstrate that the plat meets the requirements of this chapter:

- A. A replat or an amendment to a subdivision plat where the only change to the original subdivision plat is that easements or rights-of-way are eliminated, added or changed and there is no increase in density.

Subdivision is located with-in Park Zone: **E-9**

Nearest Park: **Tierra Del Este #67-B**

City Development Department – Land Development:

We have reviewed subject plats and recommend **Approval**; no objections.

Sun Metro:

- Sun Metro does not oppose to this request.

El Paso Electric Company:

- El Paso Electric has no objections to the replat releasing the 10' easement along Oldenberg Court.

Additional Requirements and General Comments:

1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

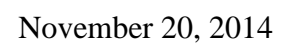
1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Application

ATTACHMENT 1

TIERRA DEL ESTE UNIT
SIXTY SEVEN REPLAT A



TIERRA DEL ESTE UNIT
SIXTY SEVEN REPLAT A



1. **Author's name:** _____

2. **Author's address:** _____

3. **Author's telephone:** _____

4. **Author's e-mail:** _____

5. **Author's fax:** _____

6. **Author's postal code:** _____

7. **Author's city:** _____

8. **Author's country:** _____

9. **Author's institution:** _____

10. **Author's department:** _____

11. **Author's position:** _____

12. **Author's title:** _____

13. **Author's rank:** _____

14. **Author's grade:** _____

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17. **Author's pension:** _____

18. **Author's insurance:** _____

19. **Author's health:** _____

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30. **Author's advisors:** _____

31. **Author's supervisors:** _____

32. **Author's employers:** _____

33. **Author's clients:** _____

34. **Author's customers:** _____

35. **Author's partners:** _____

36. **Author's investors:** _____

37. **Author's lenders:** _____

38. **Author's creditors:** _____

39. **Author's debtors:** _____

40. **Author's guarantors:** _____

41. **Author's co-signers:** _____

42. **Author's co-borrowers:** _____

43. **Author's co-applicants:** _____

44. **Author's co-researchers:** _____

45. **Author's co-authors:** _____

46. **Author's co-editors:** _____

47. **Author's co-publishers:** _____

48. **Author's co-distributors:** _____

49. **Author's co-retailers:** _____

50. **Author's co-wholesalers:** _____

51. **Author's co-manufacturers:** _____

52. **Author's co-suppliers:** _____

53. **Author's co-vendors:** _____

54. **Author's co-contractors:** _____

55. **Author's co-engineers:** _____

56. **Author's co-architects:** _____

57. **Author's co-planners:** _____

58. **Author's co-designers:** _____

59. **Author's co-builders:** _____

60. **Author's co-maintainers:** _____

61. **Author's co-repairers:** _____

62. **Author's co-renters:** _____

63. **Author's co-owners:** _____

64. **Author's co-inhabitants:** _____

65. **Author's co-residents:** _____

66. **Author's co-citizens:** _____

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ATTACHMENT 4



ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: October 17, 2014

File No. SUSU14-00103

SUBDIVISION NAME: Tierra Del Este Unit 67 Replat "A"

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Replat of Lot 2, Block 315 of Tierra Del Este Unit Sixty Seven, City of El Paso, El Paso County, Texas
2. Proposed Land Uses:


	ACRES	SITES		ACRES	SITES
Single-family	<u>0.1414</u>	<u>1</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	<u>1</u>	
Industrial	_____	_____	Total Acres (Gross) & Sites	<u>0.1414</u>	
3. What is existing zoning of the above described property? R-5 Proposed zoning? n/a
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____
5. What type of utility easements are proposed? Underground _____ Overhead _____ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Lots to street to Pond
7. Are special public improvements proposed in connection with the development? Yes _____ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
If answer to is "Yes", please explain the nature of the modification or exception _____
9. Remarks and/or explanation of special circumstances: _____
10. Improvement Plans submitted? Yes X No _____
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No X
If yes, please submit a vested rights petition in accordance with Title 1 (General Provisions) Chapter 1.04 --Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024

12.	Owner of record	Carefree Homes II, L.P.	11427 Rojas	El Paso, Texas	79936	915-590-8511
		(Name & Address)			(Zip)	(Phone)
13.	Developer	Carefree Homes II, L.P.	11427 Rojas	El Paso, Texas	79936	915-590-8511
		(Name & Address)			(Zip)	(Phone)
14.	Engineer	CONDE INC.	6080 Surety Dr., Suite 100		79905	915-592-0283
		(Name & Address)			(Zip)	(Phone)

**Refer to Schedule C for
current fee.**

Carefree Homes II, L.P.

OWNER SIGNATURE: 

REPRESENTATIVE: 
Conrad Conde

**NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT
REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS**
